

[Click to view MFH-EAL8050](#)

Apartment

Venissieux , Rhône , Auvergne-Rhône-Alpes



€356,000

inc. of agency fees

4 Beds 1 Baths 120 sqm

Just 100 meters from the T6 tram, in the Moulin à vent area and located two blocks from the 8th arrondissement of Lyon This spacious 122 m2 apartment is located on the ground floor of a recent and well-built...

At a Glance

Reference	MFH-EAL8050	Near to	Venissieux	Price	€356,000
Bed	4	Bath	1	Hab.Space	120 sqm
		Pool	No	Land Tax	N/A

Property Description

Just 100 meters from the T6 tram, in the Moulin à vent area and located two blocks from the 8th arrondissement of Lyon This spacious 122 m2 apartment is located on the ground floor of a recent and well-built building from the 2000s. The entrance opens onto the living room with kitchen of 40 m2 opening onto the terrace and the garden with a surface area of 35 m2. The night side consists of four spacious bedrooms with storage, including a master suite offering an intimate space with its own bathroom and toilet. Individual

gas heating Double garage in the basement (extra) In terms of transport, the apartment is located in the immediate vicinity of public transport, in particular the T6 tram (Moulin à Vent and Petite Guille stations) and the 35 bus. Private school and college La Xavière accessible two minutes on foot DPE: C (100) / GES: C (18) Estimated annual energy costs for the accommodation between EUR970 and EUR1350 per year

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€356,000

Key Information

Year Built:	2005
Internal Area:	120 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery



Est actual



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates